120.0	0010	0007.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,370,100	/	1,370,100
USE VALUE:	1,370,100	/	1,370,100
ASSESSED:	1,370,100	/	1,370,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		ANDREWS WY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DESOUZA CYNTHIA M &
Owner 2:	KARIM OMAR A
Owner 3:	
Street 1:	2 ANDREWS WAY
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ:
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BURNS DAVID R/TRUSTEE -
Owner 2:	DEBCO PROP DEV TRUST -
Street 1:	42 OLD COLONY ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 12,054 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2006, having primarily Vinyl Exterior and 2955 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12054.000	823,000		547,100	1,370,100
Total Card	0.277	823,000		547,100	1,370,100
Total Parcel	0.277	823,000		547,100	1,370,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 463.65 | /Parcel: 463.6

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	283036
GIS Ref	
GIS Ref	
Insp Date	10/17/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 120.0-0010-0007.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	823,000	0	12,054.	547,100	1,370,100	1,370,100	Year End Roll	12/18/2019
2019	101	FV	633,700	0	12,054.	547,100	1,180,800	1,180,800	Year End Roll	1/3/2019
2018	101	FV	633,000	0	12,054.	469,000	1,102,000	1,102,000	Year End Roll	12/20/2017
2017	101	FV	633,000	0	12,054.	437,700	1,070,700	1,070,700	Year End Roll	1/3/2017
2016	101	FV	633,000	0	12,054.	375,200	1,008,200	1,008,200	Year End	1/4/2016
2015	101	FV	619,200	0	12,054.	336,100	955,300	955,300	Year End Roll	12/11/2014
2014	101	FV	619,200	0	12,054.	311,100	930,300	930,300	Year End Roll	12/16/2013
2013	101	FV	619,200	0	12,054.	296,600	915,800	915,800		12/13/2012

!15486!

PRINT

Date	Time
12/11/20	05:12:00

LAST REV

Date	Time
09/03/19	11:29:16
apro	
15486	

USER DEFINED

Prior Id # 1:	77650
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BURNS DAVID R/T	1334-130		3/22/2007		815,000	No	No		
FOLEY RICHARD A	1318-84		4/14/2006	Change>Sale	580,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/22/2006	507	New Buil	200,000			G8	GR FY08	new colonial

ACTIVITY INFORMATION

Date	Result	By	Name
10/17/2018	Inspected	BS	Barbara S
9/26/2018	MEAS&NOTICE	CC	Chris C
2/24/2009	Meas/Inspect	189	PATRIOT
12/3/2008	MLS	MM	Mary M
7/11/2007	MLS	HC	Helen Chinal
12/4/2006	Inspected	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12054		Sq. Ft.	Site		0	70.	0.65	4									547,132						547,100	

Total AC/HA:	0.27672	Total SF/SM:	12054	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	547,132	Spl Credit		Total:	547,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	2006	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G8	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	1.2	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1.2	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.00532985
Const Adj.:	0.99989998
Adj $ / SQ:	125.654
Other Features:	119436
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	832955
Depreciation:	9995
Depreciated Total:	822960

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 2					HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

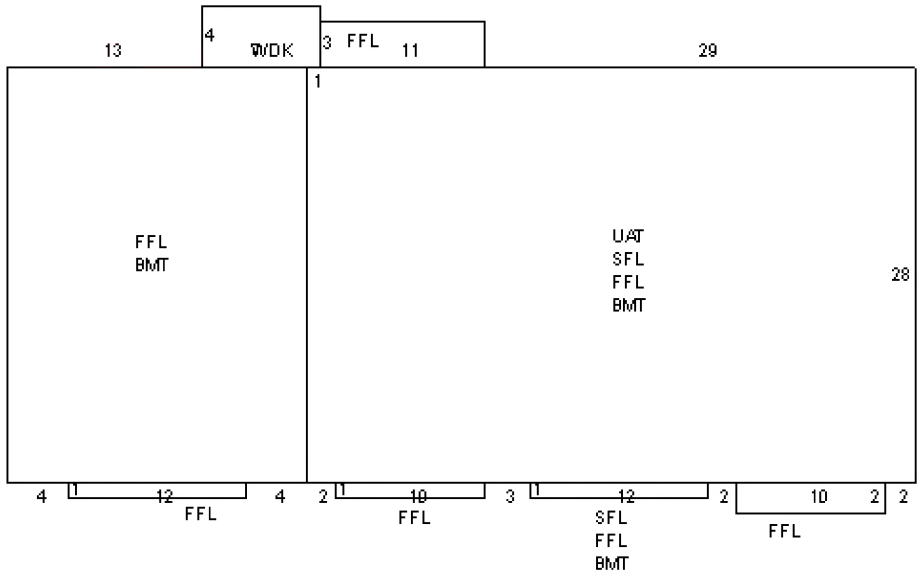
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	183.45
Special Features:	0	Val/Su Net:	164.80
Final Total:	823000	Val/Su SzAd	278.51

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,795	125.650	225,548
BMT	Basement	1,720	37.700	64,837
SFL	Second Floor	1,160	125.650	145,758
UAT	Upper Attic	287	50.260	14,425
WDK	Deck	32	16.000	512

Net Sketched Area:	4,994			Total:	451,080
Size Ad	2955	Gross Are	5855	FinArea	2955

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

120.0-0010-0007.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	